



**MARQUEE SINGLE TENANT LEASE OPPORTUNITY**  
**41,480SF ALONG S. BROAD STREET**

**1900 S Broad Street Philadelphia, PA 19145**





# RD+ 1900 S Broad St | Property

- Rarely offered, built to suit, single tenant leasing opportunity
- 41,480sf over 5 floors with delivery in Q2 2024
- Significant signage, branding and access along the bustling South Broad Street corridor
- Private parking, ambulance/transport loading and more
- Immediately adjacent to Constitution Health Plaza, a 300,000sf healthcare facility driving significant patient volume and staff from the region

## AREA DEMOGRAPHICS 1 MILE RADIUS

<b>Total Population</b>	<b>109,884</b>
<b>Daytime Population</b>	<b>89,452</b>
<b>Average Age</b>	<b>39.1</b>
<b>Average Household Income</b>	<b>\$85,488</b>

\*Based on information provided by third party sources and deemed to be reliable





# RD+ 1900 S Broad St | Location

- Located just South of Center City Philadelphia, only minutes from major interstates including I-76 I-95, and 295 with access from the Ben Franklin and Walt Whitman Bridges
  - 15 minutes from The Philadelphia International Airport
  - 10 minutes from the Philadelphia Navy Yard and Sport Stadiums in South Philadelphia
- Surrounded by prestigious medical institutions such as The Children's Hospital of Philadelphia, Thomas Jefferson University Hospital, Pennsylvania Hospital, Hospital of the University of Pennsylvania, Will's Eye Hospital
- Immediately adjacent to a 300,000sf medical office building that is home to inpatient and outpatient healthcare providers and health systems including Penn Medicine, Mercy/Trinity Health and Davita Dialysis
- 22,000 Vehicles Per Day along South Broad Street
- Steps away from the Tasker Morris and Snyder SEPTA Broad Street Subway Stations as well as access to multiple SEPTA bus routes

Walk Score



100

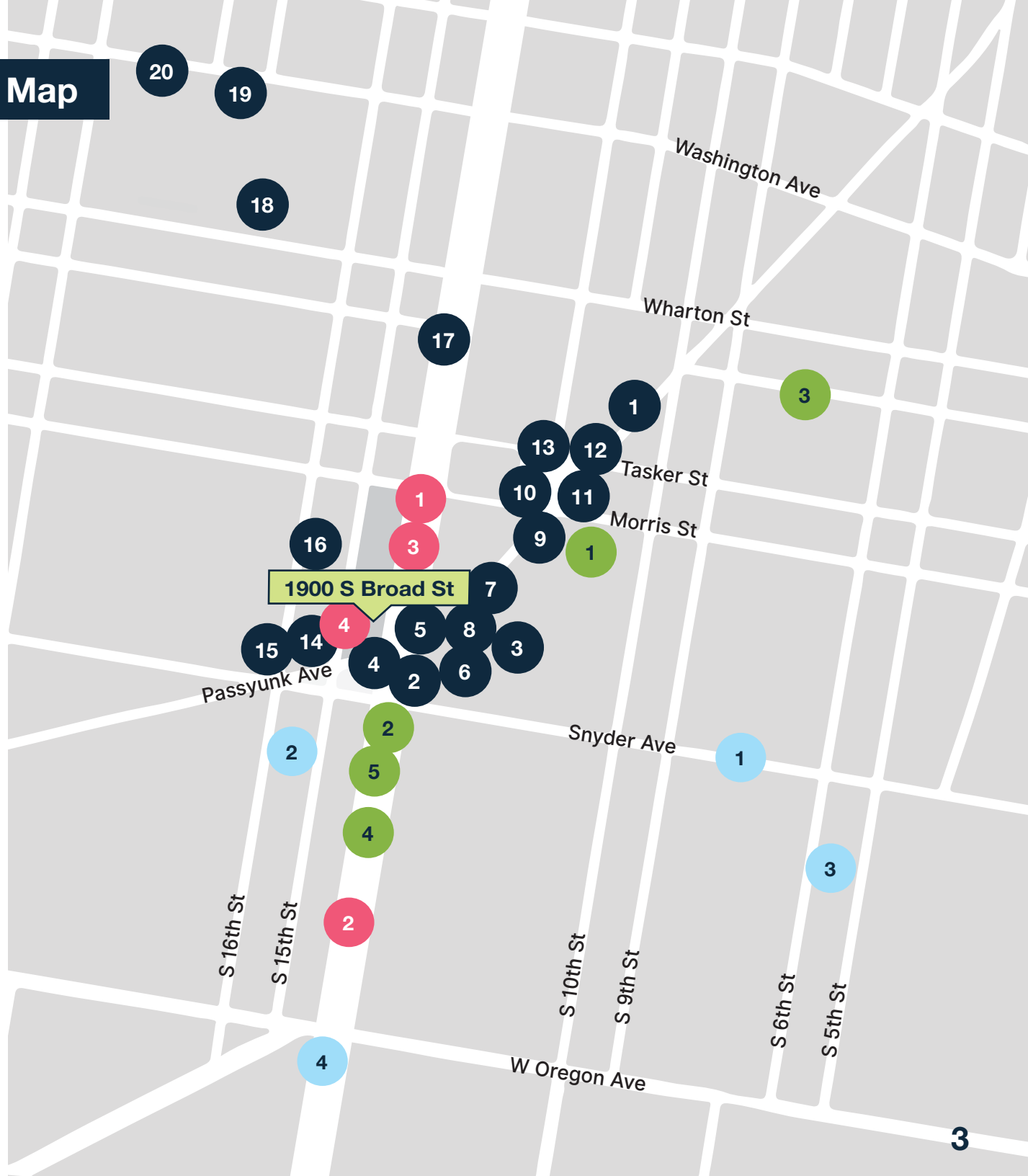
Transit Score



100



# RD+ 1900 S Broad St | Retail Map



## FOOD & RESTAURANTS

- |                            |                                 |
|----------------------------|---------------------------------|
| 1. Barcelona Wine Bar      | 12. Rival bros Coffee           |
| 2. Le Virtu                | 13. Mish Mish                   |
| 3. Stargazy                | 14. Ultimo Coffee               |
| 4. Restorante Pesto        | 15. South Philadelphia Tap Room |
| 5. Pistolas Del Sur        | 16. Hardena                     |
| 6. Noir Restaurant         | 17. Green Eggs Cafe             |
| 7. Stogie Joes             | 18. American Sardine bar        |
| 8. Fuel                    | 19. Chicks                      |
| 9. Bing Bing Dim Sum       | 20. Dock Street Brewery South   |
| 10. Cantina Los Caballitos |                                 |
| 11. Laurel                 |                                 |

## STORES, RETAIL & FITNESS

- |                         |              |
|-------------------------|--------------|
| 1. City Fitness         | 4. 7-Eleven  |
| 2. Rite Aid & Walgreens | 5. Starbucks |
| 3. Fitness Works        |              |

## AREA ATTRACTIONS

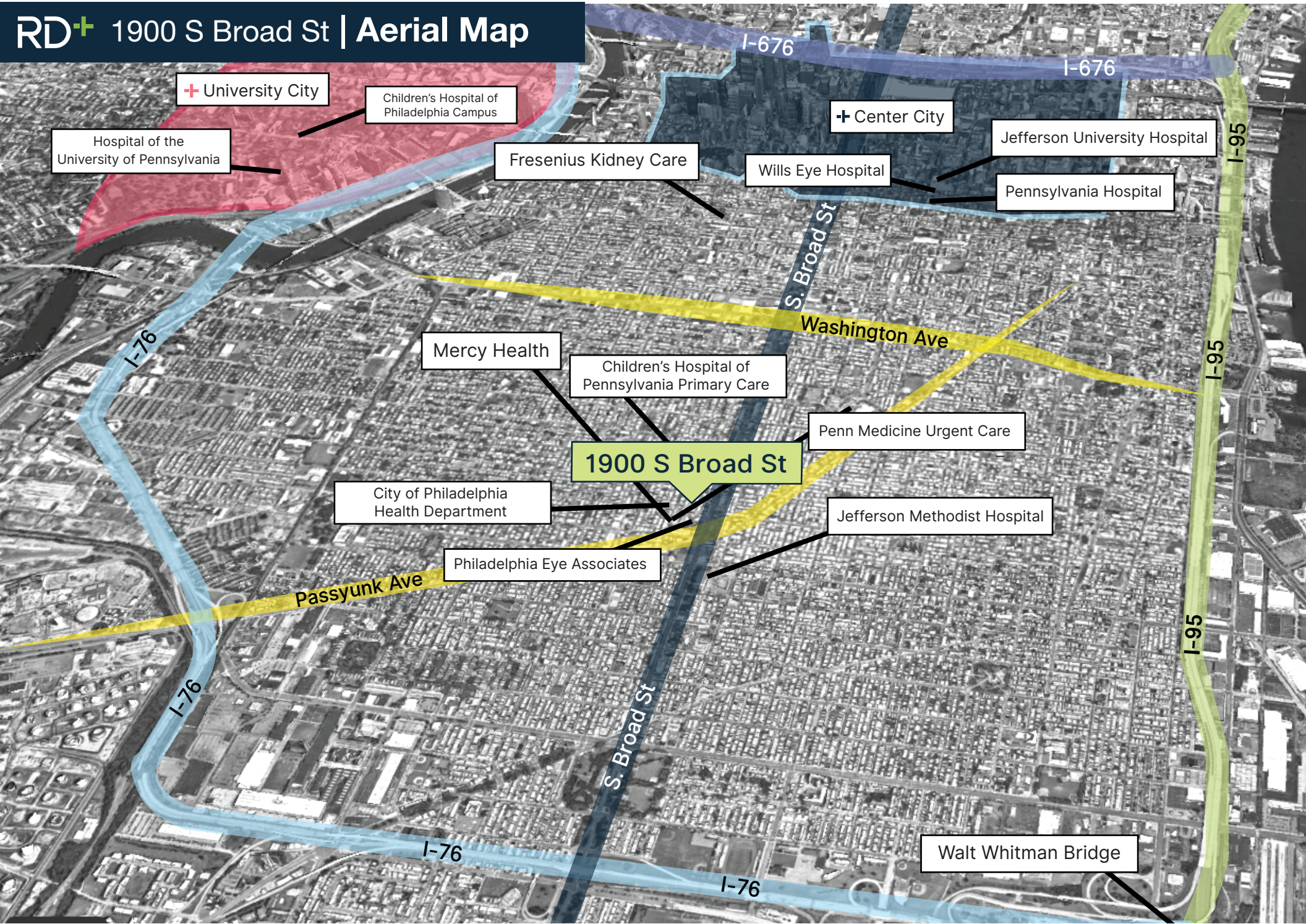
- |                             |                        |
|-----------------------------|------------------------|
| 1. Bok Bar                  | 3. Mifflin Square Park |
| 2. Guerin Recreation Center | 4. Marconi Plaza       |

## HEALTHCARE SYSTEMS

- |  |                        |
|--|------------------------|
| 1. CHOP Primary Care: South Philadelphia | 3. Penn Urgent Care    |
| 2. Jefferson Methodist Hospital          | 4. Mercy Health System |



# RD+ 1900 S Broad St | Aerial Map



+ University City

Children's Hospital of Philadelphia Campus

Hospital of the University of Pennsylvania

Fresenius Kidney Care

+ Center City

Wills Eye Hospital

Jefferson University Hospital

Pennsylvania Hospital

Mercy Health

Children's Hospital of Pennsylvania Primary Care

1900 S Broad St

Penn Medicine Urgent Care

City of Philadelphia Health Department

Jefferson Methodist Hospital

Philadelphia Eye Associates

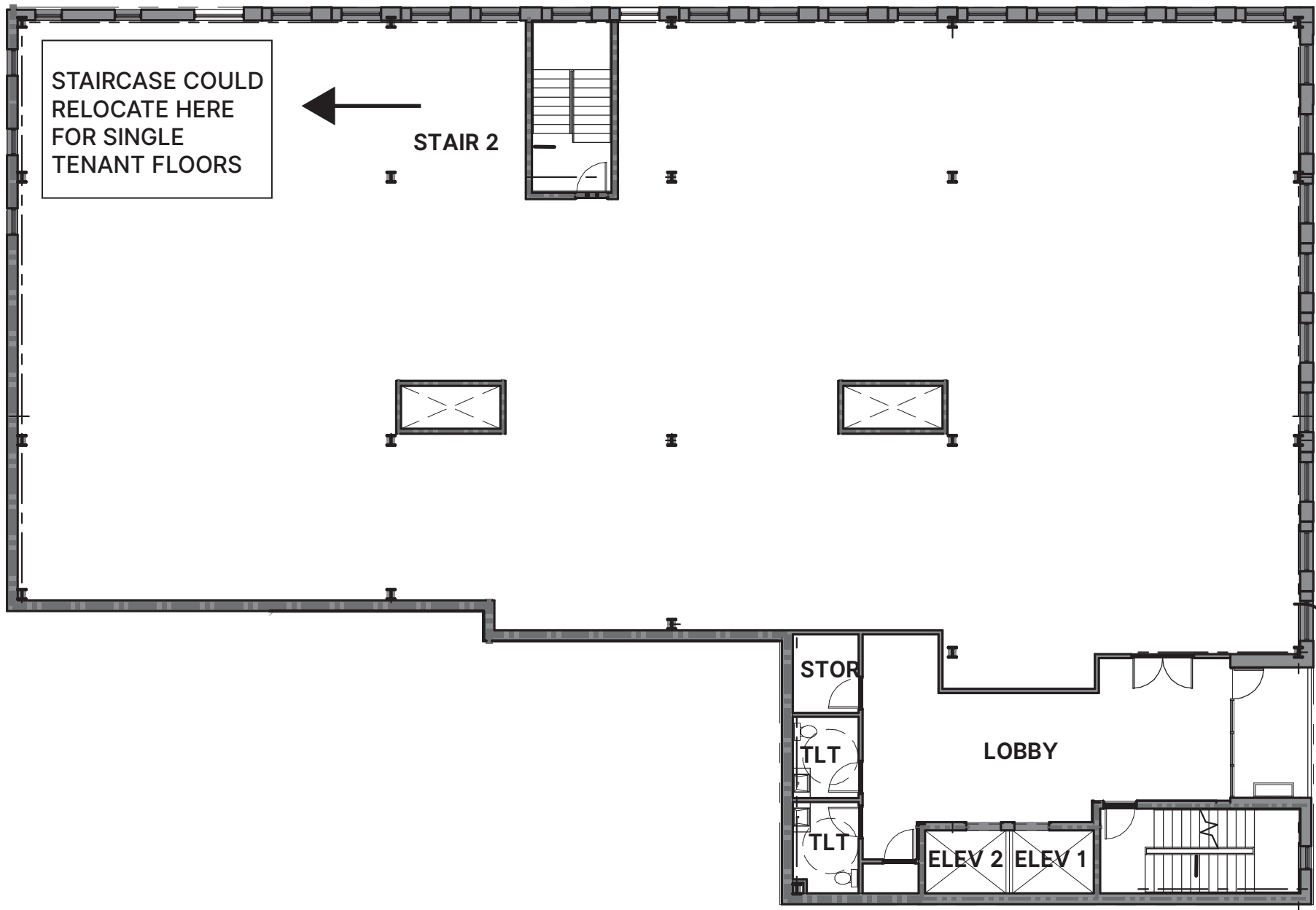
Walt Whitman Bridge



<b>HVAC</b>	Rooftop VAV System with individual units to tenant suites
<b>Loading</b>	Street & Garage
<b>Passenger Elevator(s)</b>	2x OTIS Gen3 Edge 3,000lb Capacity, 350FPM Elevators w/ 8'0" Cab Doors
<b>Ceiling Heights (Deck to ceiling and floor to mechanicals)</b>	Floor to Underside of Deck Height Approximately 12'8" (or greater)
<b>Column Spacing</b>	15'7" - 37'2"
<b>Floor Load (lbs / sf)</b>	100 lbs per square foot
<b>ISP Options</b>	All (Verizon & Comcast Preferred)
<b>Electric Rent Structure</b>	Submetered, Tenant Responsible for Payment
<b>Parking</b>	Private garage parking with onsite loading. Overflow spaces available as well.









# RD+ 1900 S Broad St | Transit Map

## SEPTA Broad Street Line

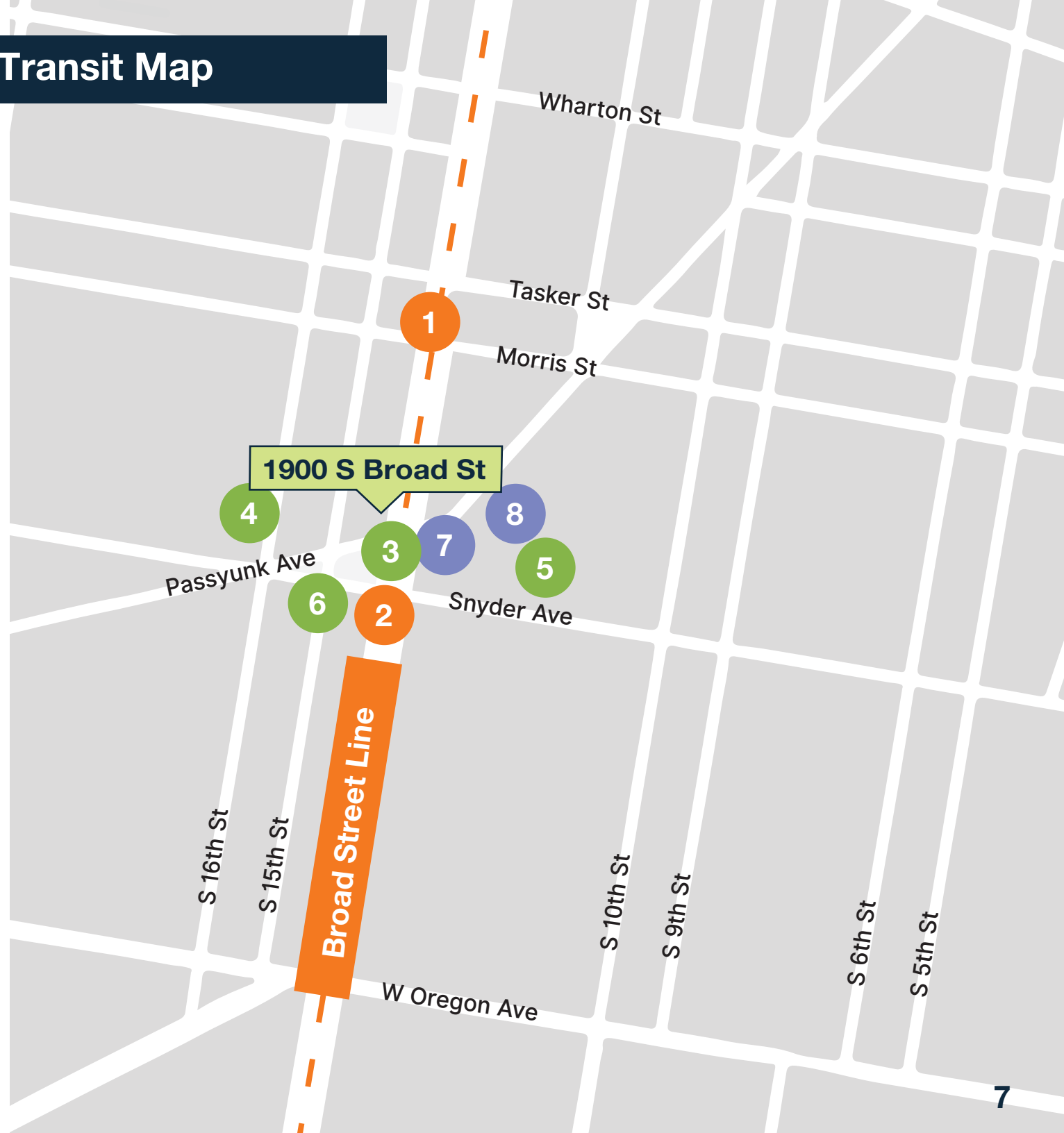
- 1 Tasker Morris Station  
4 minute walk
- 2 Snyder Station  
4 minute walk

## SEPTA Bus Routes

- 3 Bus Route #4  
1 minute walk
- 4 Bus Route #2  
5 minute walk
- 5 Bus Route #45  
6 minute walk
- 6 Bus Route #37, #79  
5 minute walk

## Indego Bike Station

- 7 Broad & Passyunk  
3 minute walk
- 8 13th & Mifflin  
3 minute walk





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**BRANDING**

**SIGNAGE**

**1900 S BROAD**

**COLDWELL  
BANKER  
COMMERCIAL**

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